

PROPOSED SINGLE STOREY EXTENSION AT
No. 15 CADOXTON TERRACE,
CADOXTON, NEATH, SA10 8BR.
(Ms. NIKKI THOMAS)
PLANNING AND BUILDING CONTROL APPLICATIONS

SPECIFICATIONS :-

FOUNDATIONS:
600x300mm STRIP FOUNDATION SET MINIMUM 600mm BELOW FINISH EXTERIOR GROUND LEVEL. CONCRETE GRADE C30/20.

GROUND FLOOR:
65mm SAND AND CEMENT SCREED (1:3) ON 150mm THICK FLOOR SLAB (1:2:4 CEMENT: SAND: AGGREGATE MIX) WITH 100mm THICK KINGSpan THERMAFLOOR K3 OR EQUIVALENT THERMOL INSULATION INCLUDING A 50mm THICK PERIMETER LAYER TO ACHIEVE A 'U' VALUE OF 0.22 W/m2 OR LESS ON 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE WITH TAPED JOINTS ON 150mm THICK GRANULAR SUB-BASE OR SIMILAR WELL COMPACTED.

EXTERNAL WALLS CONSTRUCTION
WALLS ABOVE DPC TO BE 100mm THICK CONCRETE BLOCKWORK RENDERED AND PAINTED CREAM EXTERNALLY TO MATCH EXISTING, 130mm CAVITY WITH STAINLESS STEEL WALL TIES AT 750mm C/C HORIZONTALLY AND 450mm C/C VERTICALLY, DOUBLED UP AT WINDOW AND DOOR REVEALS AND CORNERS AND CAVITY INSULATION KINGSpan KOOLTHERM K8 OR EQUIVALENT 80mm THICK TO INSIDE FACE OF CAVITY WITH 50mm CLEAR RESIDUAL CAVITY, THERMOLITE/CELCON INSULATION BLOCKWORK TO INTERNAL SKIN AND DRY LINED INTERNALLY, ACHIEVING A 'U' VALUE OF LESS THAN 0.21 W/m2k.

WALL CONSTRUCTION: BELOW DPC - 100mm THICK 7N DENSE CONCRETE BLOCKWORK EXTERNAL AND EXTERNAL SKIN INC WEEP HOLES AT GROUND LEVEL, 130mm CAVITY FILLED TO GROUND LEVEL WITH LEAN MIX CONCRETE.

CAVITY TO BE CUT IN EXISTING WALLS AT JUNCTIONS WITH NEW TO CREATE A CONTINUOUS CAVITY AND BOTH SKINS OF WALL TO BE TIED WITH ADJUSTABLE STAINLESS STEEL TIE TRACK WITH TIES AT 450mm CENTRES.

PARTY WALL TO CONSIST OF NEW 100mm THICK CONCRETE BLOCKWORK INTERNAL SKIN, 130mm CAVITY TIED WITH ADJUSTABLE STAINLESS STEEL TIE TRACK WITH TIES AT 750mm C/C HORIZONTALLY AND 450mm C/C VERTICALLY DOUBLED UP AT CORNERS. CAVITY INSULATION TO BE KINGSpan KOOLTHERM K8 OR EQUIVALENT 80mm THICK TO INSIDE FACE OF CAVITY WITH 50mm CLEAR RESIDUAL CAVITY, THERMOLITE/CELCON INSULATION BLOCKWORK TO INTERNAL SKIN AND DRY LINED INTERNALLY, ACHIEVING A 'U' VALUE OF LESS THAN 0.21 W/m2k.

FIRST FLOOR:
TO CONSIST OF 18mm T&G WATER RESISTANT CHIPBOARD ON CLASS C16 38x170mm MIN FLOOR JOISTS AT 400mm CENTRES DOUBLED UP UNDER BATHS, TO INCLUDE CATNIC GALVANISED STEEL HERRINGBONE STRUTTING AT MID POINTS. ENDS OF JOISTS TO BE BUILT INTO WALLS AND SECURED TO BLOCKWORK LONGITUDINALLY AND LATERALLY WITH GALVANISED STEEL RESTRAINING STRAPS 1200mm LONG AT 2000mm CENTRES ALSO TO INCLUDE MIN 100mm THICK ROCKWOOL AS SOUND.

FINISHINGS:
ALL INTERNAL WALL SURFACES TO BE DRYLINED WITH 12.5mm PLASTERBOARD WITH SKRIM TAPED JOINTS AND 3mm THICK PLASTER FINISH.

CEILINGS:
CEILING TO HAVE 12.5mm PLASTERBOARD TAPED AT JOINTS AND 3mm THICK PLASTER. FOIL BACKED PLASTERBOARD TO KITCHEN AND BATHROOMS.

OPENINGS/WINDOWS:
WINDOWS TO BE ARGON FILLED UPVC DOUBLE UNITS WITH PILKINGTON 'K' GLASS WITH A U VALUE OF 1.60 w/m2k, ALSO TO PROVIDE MIN 10% FLOOR AREA DAYLIGHT, 5% FLOOR AREA RAPID VENTILATION. 'PERMABIT 60' VERT Dpc TO BE INCORPORATED AROUND ALL AROUND NEW OPENINGS WITH CATNIC LINTELS TYPE GCE90/100 OR EQUIVALENT TO SUIT OPENING SIZE. UNITS TO INCLUDE BACKGROUND VENTILATION INCORPORATED IN WINDOW FRAMES IN THE FORM OF SLOTTED VENTS MIN AREA 800mm2. LOWER GLAZING TO BE TOUGHENED GLASS. FIRST FLOOR HABITABLE ROOMS TO HAVE ESCAPE WINDOWS WITH UNOBSTRUCTED OPENING OF 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDEBOTTOM OF OPENABLE AREAS TO BE NOT LESS THAN 8000mm2 AND NOT MORE THAN 1100mm ABOVE FLOOR LEVEL.

ROOF CONSTRUCTION:
FLAT ROOF TO CONSIST OF EPDM ROOFING SYSTEM OR SIMILAR ON 18mm TYPE 5 CHIPBOARD DECKING ON CLASS C16 38x220mm JOISTS AT 400mm CENTRES SET TO A MIN FALL OF 1:80 ON TO SPAN Max 3.20m INC SOLID TIMBER NOGGINGS AS STRUTTING AT ENDS AND AT MID POINT OF JOISTS.INSULATION TO BE 2 No LAYERS OF 50mm KINGSpan KOOLTHERM K7 OR EQUIVALENT BETWEEN RAFTERS AND 1 No LAYER 70 mm THICK OVER RAFTERS GIVING A U-VALUE 0.16W/m2k OR LESS. ALLOW 50 mm MIN CLEAR VOID BETWEEN INSULATION AND ROOF COVERINGS FOR VENTILATION.

ROOF TO SINGLE STOREY:
MARLEY 600x600mm RIVENDALE MAN-MADE FIBRE CEMENT SLATE - BLUE/BLACK TO MATCH EXISTING SLATE ROOF COVERING AND TO BE FITTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS ON 38x25mm TIMBER COUNTER BATTENS ON BREATHABLE ROOFING FELT TO BS 747 WITH MINIMUM OVERLAP OF 300mm ON 9mm PLY DECKING FOR BRACING, ON CLASS C16 TIMBER JACK RAFTERS 38x150mm AT 400mm CENTRES AND DOUBLED UP EACH SIDE OF SKY LIGHT WINDOWS, NOGGED CENTRALLY WITH 38x150mm TIMBER. RAFTERS ON 50x100mm TIMBER WALL PLATE AT EAVES FIXED TO WALLS WITH GALVANISED STRAPS AT 2.00 m CENTRES AND ON 38x150mm WALL PLATE BOLTED TO WALL OF EXISTING HOUSE WITH 10mm DIA S/S RAWL BOLTS AT 500mm CENTRES. ROOF INSULATION TO BE 2 No LAYERS OF 50mm KINGSpan KOOLTHERM K7 OR EQUIVALENT BETWEEN RAFTERS AND 1 No LAYER 70 mm THICK OVER RAFTERS GIVING A U-VALUE 0.16W/m2k OR LESS. ALLOW 50 mm MIN CLEAR VOID BETWEEN INSULATION AND ROOF COVERINGS FOR VENTILATION.

STORM DRAINAGE SYSTEM:
RUNOFF FROM PROPERTY TO BE COLLECTED VIA 100mm HALF ROUND UPVC GUTTERING AND 75mm DOWN PIPES AND DISCHARGE TO PROPOSED I.C. VIA PROPOSED BACK INLET GULLIES (BIG'S) POSITIONED AS DETAILED. ALL RAINWATER GOODS TO BE FIXED AT MAXIMUM 1000mm CENTRES.ALL DISCHARGE TO EXISTING STORM SYSTEM VIA NEW 100mmØ UPVC UNDERGROUND FLEXIBLY JOINTED PIPEWORK (OSMA OR EQUIVALENT) LAID TO FALL AT A MINIMUM GRADIENT OF 1:40 ON MINIMUM WITH 100mm THICK GRANULAR BED AND SURROUND, DRAINAGE PASSING THROUGH WALLS SHALL BE PROTECTED WITH 100x150mm CONCRETE LINTELS. INSPECTION CHAMBER TO BE OSMA OR EQUIVALENT 450mm Ø UPVC BASE AND RINGS SET ON 150mm THICK GRANULAR MATERIAL WITH STANDARD COVER AND FRAME.

FOUL DRAINAGE
NEW 100 mm UPVC SVP'S TO BE CONNECTED INTO NEW 450mm DIA uPVC CHAMBER CONSTRUCTED ON LINE OF EXISTING 100 mm DIA FOUL DRAIN, CONNECTED VIA NEW 100mmØ UPVC UNDERGROUND FLEXIBLY JOINTED PIPEWORK (OSMA OR EQUIVALENT) LAID TO FALL AT A MINIMUM GRADIENT OF 1:40 ON MINIMUM WITH 100mm THICK GRANULAR BED AND SURROUND. DRAINAGE PASSING THROUGH WALLS SHALL BE PROTECTED WITH 100x150mm CONCRETE LINTELS.

CENTRAL HEATING :-
THE HEATING SYSTEM IS TO BE EXTENDED/ALTERED TO SUIT NEW LIVING SPACES AND DESIGNED BY OTHERS.

ELECTRICAL SYSTEM
THE ELECTRICAL SYSTEM IS TO BE EXTENDED / ALTERED TO SUIT NEW LIVING SPACES INSTALLED AND DESIGNED BY PART P CERTIFIED CONTRACTOR..

SMOKE DETECTOR
SMOKE DETECTORS TO BE ADDED TO NEW KITCHEN AND EXISTING LANDING. THIS IS TO BE LINKED TO SOUND SIMULTANEOUSLY WITH EXISTING SYSTEM, WHICH IS TO BE UPGRADED TO A FIRE DETECTION AND FIRE ALARM SYSTEM IN ACCORDANCE WITH THE RELEVANT RECOMMENDATIONS OF BS 5839-6:2004 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD. THE SMOKE AND HEAT ALARMS SHOULD BE MAINS-OPERATED AND CONFORM TO BS N14604:2005, SMOKE ALARM DEVICES OR BS 5446-2:2003, FIRE DETECTION AND FIRE ALARM DEVICES FOR DWELLING HOUSES, PART 2 SPECIFICATION FOR HEAT ALARMS, RESPECTIVELY. THEY SHOULD HAVE A STANDBY POWER SUPPLY, SUCH AS A BATTERY OR CAPACITOR. MORE INFORMATION ON POWER SUPPLIES IS GIVEN IN CLAUSE 15 OF BS 5839-6:2004.

VENTILATION
KITCHEN TO HAVE MECHANICAL VENTILATION OF 15 l/sec TO BE ARCHIVED BY MEANS OF HUMIDITY CONTROLLED WALL OR CEILING MOUNTED EXTRACTOR FAN.



DRAWING LIST

101	EXISTING ELEVATIONS	SCALE 1:100
102	EXISTING GROUND FLOOR PLAN	SCALE 1:50
103	EXISTING FIRST FLOOR PLAN	SCALE 1:50
104	PROPOSED ELEVATIONS	SCALE 1:100
105	PROPOSED GROUND FLOOR PLAN	SCALE 1:50
106	PROPOSED FIRST FLOOR PLAN	SCALE 1:50
107	PROPOSED PLOT LAYOUT, DRAINAGE AND DETAILS	SCALES VARIOUS
108	CROSS SECTIONAL DETAILS	SCALES 1:50